



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### City Council

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Monday, October 10, 2016

5:00 PM

Council Chambers

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#### REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

*Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.*

**A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding TCEQ Notification #47053

Seek Advice of City Attorney Regarding Farr Best Theater Lease

Seek Advice of the City Attorney Regarding the Agreement with Historic Mansfield Performance Park

**B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

Project #16-07 - Consider Possible Purchase of Real Property

**C. Personnel Matters Pursuant to Section 551.074**

**D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

**5. INVOCATION****6. PLEDGE OF ALLEGIANCE****7. TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

**8. CITIZEN COMMENTS**

*Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.*

**9. COUNCIL ANNOUNCEMENTS****10. STAFF COMMENTS**

*In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.*

**A. City Manager Report or Authorized Representative**

Current/Future Agenda Items

Quarterly Reports - Mansfield Economic Development Corporation; Mansfield Park Facilities Corporation; Planning and Zoning Commission; Public Works; Code Enforcement; Communications & Marketing; Library

**B. Business Services Department Report**

[16-2061](#) Presentation of Monthly Financial Report for the Period Ending August 31, 2016

**Sponsors:** Peter Phillis

**Attachments:** [August 2016 Financials](#)

**11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****12. CONSENT AGENDA**

*All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is*

*desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.*

### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[16-1932](#) Ordinance - Third and Final Reading on an Ordinance of the City Council of the City of Mansfield, Texas, Designating a Certain Area as a Tax Abatement Reinvestment Zone for Commercial-Industrial Tax Abatement, to be Known as Reinvestment Zone No. 42; Establishing the Boundaries Thereof and Other Matters Related Thereto; Providing a Severability Clause; Providing a Cumulative Clause; and Providing for an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

**Attachments:** [Ordinance](#)

[16-2024](#) Ordinance - Third and Final Reading of an Ordinance Amending Chapter 95, "Library," in the Code of Ordinances of the City of Mansfield, Texas

**Sponsors:** Shelly Lanners and Steve Standefer

**Attachments:** [Ordinance](#)

[Proposed Changes to Library Code](#)

[16-2060](#) Resolution - A Resolution Awarding a Contract for the Construction of Fox Hollow Paving, Drainage and Utility Improvements to Pavecon Public Works, LP and Authorizing Funding for an Amount Not to Exceed \$885,157.52. (Street Bond, Utility Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)

[16-2062](#) Resolution - A Resolution Authorizing the Fire Chief to Enter into a Mutual Aid Agreement with the Tarrant County Emergency Services District No. 1

**Attachments:** [Resolution](#)

[FY 2017 Tarrant County ESD1 Mutual Aid Agreement](#)

[16-2058](#) Request for Special Event Permit: Legacy Bronco Band March A Thon

**Sponsors:** Joe Smolinski and The Applicant

**Attachments:** [Legacy Bronco Band March A Thon](#)

[Approval & Comments](#)

[16-2059](#) Minutes - Approval of the September 26, 2016 Regular City Council Meeting Minutes

**Sponsors:** Shelly Lanners and Jeanne Heard

**Attachments:** [9-26-16 DRAFT Meeting Minutes](#)

### **END OF CONSENT AGENDA**

**13. PUBLIC HEARING AND FIRST READING**[16-2048](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.1 Acres, Generally Located at the Southwest Corner of E. Broad Street and N. Holland Road; Muy Hamburger, LLC. (ZC#16-011)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Maps & Supporting Info.](#)

[Ordinance](#)

[SUP Exhibits A-F](#)

**14. PUBLIC HEARING CONTINUATION AND SECOND READING**[16-2008](#)

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

**Sponsors:** Joe Smolinski and Felix Wong

**Attachments:** [Ordinance](#)

[Maps & Supporting Information](#)

[Exhibit A - Boundary and Subdistrict Map](#)

[Exhibit B - South Pointe Expansion Subdistrict Regulations](#)

[Letter Requesting Tabling](#)

[Mill Valley Prelim Landplan 2016-10-04](#)

**15. NEW BUSINESS**[16-1999](#)

Ordinance - First Reading of an Ordinance Authorizing the Execution of a Gas Lease Agreement Between the City of Mansfield and GHA Barnett, LLC for City-Owned Property Located at 707 Pleasant Ridge Court

**Sponsors:** Shelly Lanners

**Attachments:** [Ordinance](#)

[Location Map](#)

[16-2063](#)

Resolution - A Resolution of The City Council of the City of Mansfield, Texas, Approving Tax Abatement Agreement By and Between the Mansfield Economic Development Corporation ("MEDC") and RMA Holdings, L.L.C., and Authorizing Its Execution by the President of the MEDC; and Providing an Effective Date

**Sponsors:** Clayton Chandler and Scott Welmaker

Attachments: [Resolution](#)  
[AMC Tax Abatement Agreement](#)

**16. ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the October 10, 2016 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Friday, October 7, 2016 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_  
Jeanne Heard, City Secretary

Approved as to form:

\_\_\_\_\_  
City Attorney

DATE OF POSTING: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm  
DATE TAKEN DOWN: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.